

Statement of Information

Single residential property located in the Melbourne metropolitan area



Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 9 Folkstone Crescent, Ferntree Gully 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* [] or range between \$780,000 & \$855,000

Median sale price

(*Delete house or unit as applicable)

Median price \$735,000 *House X *Unit [] Suburb Ferntree Gully
Period - From Sept 17 to December 17 Source CoreLogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	28 Coromandel Crescent, South Knoxfield	\$876,000	17/02/2018
2	30 Holme Road, Ferntree Gully	\$830,000	21/11/2017
3	43 Gaydon Street Ferntree Gully	\$780,000	05/10/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.